HUNT FRAME
ESTATE AGENTS



Grand Court King Edwards Parade, Eastbourne, BN21 4BX

£179,950

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HUNT FRAME ESTATE AGENTS are proud to offer this CHAIN FREE APARTMENT which ENJOYS an excellent FRONTLINE position and is located on the GROUND FLOOR of this PRESTIGIOUS PURPOSE BUILT BLOCK with TWO BEDROOM accommodation that includes ,a REFITTED KITCHEN and a REFITTED BATHROOM (with VIRTUAL TOUR). Offered to the market CHAIN FREE by SOLE AGENTS HUNT FRAME and RARELY AVAILABLE.

Enviably located just to the west of Eastbourne town centre and directly on Eastbourne's seafront. Close to the town's popular theatres and Town Centre which provides a principal shopping thoroughfare and newly constructed Beacon Centre, as well as mainline rail services to London Victoria. Sporting facilities in the area include both indoor and outdoor tennis, three golf courses and one of the largest sailing marinas in the South East.







Communal front door with video entry phone to:

Communal hallway, Front door to:

Entrance Hall
Parquet flooring. Video entry phone. Airing cupboard.

Lounge
14'3 x 12'3 (4.34m x 3.73m)
Double glazed window to the front offering views over the promenade, radiator, parquet flooring.

Kitchen
11'3 x 6'11 (3.43m x 2.11m)
Newly installed in a range of wall and base mounted cupboards and drawers. Work tops with inset stainless steel sink and single drainer unit with mixer tap. Built in oven, hob and extractor hood. Space for washing machine and fridge/freezer. Double glazed window and double glazed door to rear balcony.

Bedroom One
14'11 x 12'7 (4.55m x 3.84m)
Double glazed window to the front, built in wardrobe, radiator, parquet flooring.

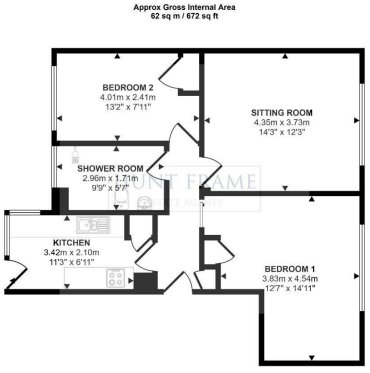
Bedroom Two
13'2 x 7'11 (4.01m x 2.41m)
Radiator, double glazed window to the rear, parquet flooring.

Wet Room
9'9 x 5'7 (2.97m x 1.70m)
Newly installed white suite comprising shower area with seat and shower unit, vanity wash basin with cupboards below, low level wc, heated chrome towel ladder, double glazed window to the rear.

Tenure & Outgoings
Share of Freehold with approximately 965 year lease.
Maintenance approximately £3500 PA
Council Tax Band D

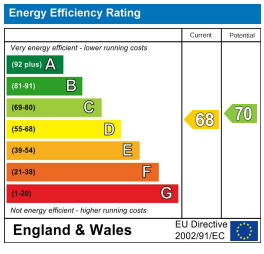
Agents Note
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of £45+ VAT per person will apply for these checks. These anti-money laundering checks must be completed before we can commence marketing or issue a sales memo. Please contact the office if you have any questions in relation to this.

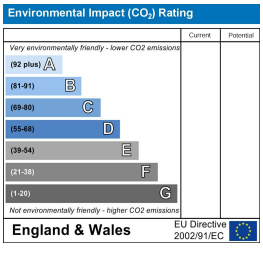




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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